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#### RENTS IN NEW YORK.

T A TIME when workers of every class are expected to help carry the multiplying burdens of war, equity and reason must regulate the raising of rents.

Real estate interests do not deny the justice of The Evening World's demand, even while they urge increased operating expenses and the heavy load of taxation which forces realty in this city to pay, they claim, from 25 to 30 per cent, of its net income for taxes.

Investigation by this newspaper disclosed an interesting fact: Outside the area of Manhattan known as the Grand Central District, the city's valuation of real estate for taxation purposes has been in many cases reduced-and reduced to such an extent that, notwithstanding an advance in the tax rate from \$2.02 to \$2.36, property owners are actually paying less taxes under the higher rate than under the rate a year ago. As a Tax Department official put it:

Lowered valuations neutralize the effect of a higher tax rate. A property owner cannot conscientiously raise his rent more than five per cent. on the present valuations and tax rate.

Evidence that rents are not being raised in New York by con scientious figuring, but, on the contrary, are being boosted arbitrarily anywhere from 15 to 30 per cent. on any plea the landlord or agent thinks will serve, is what proves that New York tenants are in need of protection.

The need is the greater because of signs that much of this rentraising proceeds from conditions not economic but speculative.

War profits are coming to New York to be spent. Next fall should see a yet greater demand for hotel and apartment house accommodations. Property owners-and even more the middlemen in the realty world-are getting ready to grab their share of a good thing.

How much are they to be allowed to exact at the expense of those to whom the war has brought no increase of income?

If a study of the rent question in New York at this time points the way to a fairer adjustment of taxation as between realty and personal property, so much the better. Personal property has long been the champion tax evader. Realty hands on its tax loads in the shape of rent.

If a rent inquiry leads to a broader interest in the general problem of housing as this great community of 5,500,000 must deal with it, so much the better also.

Other communities, other nations-before and since the warhave had to tackle these same problems.

And the general conclusion has been that speculative brain and capital cannot be safely left to solve them.

Discussing "The Housing Problem in War and in Peace," in the Journal of the American Institute of Architects, Frederick L. Ackerman points out that "since the demand for more adequate accommodations and for more homes inevitably occurs at a time of prosperity and industrial expansion, it should be obvious that it is absolutely futile to rely even in a small degree upon speculative building."

Uncontrolled speculation in this field is so closely akin to exploitation that to propose it as a method of providing homes at a minimum of rent is to propose that the workingman be exploited.

If landlords a them, eternally sufficient to provide homes and fix rents in civilized communities, why has England more than £7,000,000 of public money invested in housing? Why has the Government of France made available 100,000,000 francs for the same purpose? Why had the General Savings Bank of Belgium up to 1913 advanced 159,000,000 francs to build workmen's dwellings? Why had the German Government before the war devoted some \$200,000,000 to systematic housing work?

Thirteen years ago the New Zealand Minister of Labor, Mr. Beddon, thus described conditions in that young but flourishing

The chief devourer of the wages of the worker is rent. In Wellington, and in Auckland too, rents have not only increased during the last ten years, but they have done so in utter disproportion to earnings. This may be accepted as a general rule in the capital city, viz., one-third of the income goes to the landlord.

The following year the Legislature of New Zealand passed a housing law under which the Government advanced money to workers to don intended to marry me. For he final touches Gordon and I were havaid them in acquiring homes, and the colony's subsequent legislation ried, how would you like living in the marked in my happiness that it was rying like I have ever since I heard along similar lines has served as a model for other countries.

There is, in fact, nothing unprecedented or subversive of right and liberty in seeking to protect tenants from the effects of unrestricted speculation in realty or to guard them from a special raid of landlord profiteers.

England and France had to take extra measures to that end after the beginning of the present war.

Congress is ready to regulate rents in the District of Columbia. The place had ten acres of ground New York should recognize that the time has come to do the same

A resolution is before the Board of Aldermen calling for inquiry said: "Well, Constance, as long as into the present status of New York rents.

It is for this city to handle the matter with courage, sense and thoroughness, to the end that whatever is gained for justice now may be retained and made permanent.

#### Hits From Sharp Wits

you Something.—Binghamton Press.

A good slogan for housewives this summer would be "can food and pre-serve your self-respect."—Philadel-phia Inquirer.

People like to talk about their respect for law and the rights of others. Nevertheless it is necessary to retain a traffic officer at every busy corner.—

Love maketh a light heart and a children they have been as the man who is married to be seen at the man who is married to be seen at the mano—Chicago News.

Love is

What drives many men into uniform is the look in a woman's eyes when they light on a nice appearing fellow in kbak!.—Columbia (S. C.)

For every One who can find a Remedy there are Thousands who can find Fault.-Binghamton Press.

Some people seem to regard their children as circumstances over which they have no control.—Philadelphia

# Work for It or Fight for It! OF THE PROPERTY O



## My Matrimonial Chances

Recording the Experiences in Pursuit of Love of a Young Girl of Thirty.

By Wilma Pollock Courright, 1918, by The Press Publishing Co. (The New York Evening World). A Little Dovecote Built for Two.

corner of our dovecote.

all too ideal.

be married at once, now that our

The day on which I had given the

brother to surprise his little sister

with, ch, Constance? I wish you

would let me buy you a spring suit

in Science

ators in Argentina to work one hour

figures on which women's attire 's

displayed is a recently patented fig-

ure made of heavy cardboard, suit-

ably colored and with jointed limbs.

To prevent spontaneous combustion

n large coal piles British scientists

have found that iron or earthenware

pipes should be inserted to afford sen-

tilation as the coal is piled.

Less expensive than the usual wax

daily more than their regular time.

or something to repay you for all



LTHOUGH Gor- drapertes, china and linens. It indon Grant, the volved weeks of incessant labor, evwealthy stock- ery moment of which I enjoyed. in almost so many words that his love with me. devotion was an friendship and shrubs were planted. Gordon en-

worth while as Gordon. One evening, when we were dining together, I was task is finished," I told myself. overloyed to learn that, after all, Gorsaid: "Constance, if you were marcountry?"

With alacrity I replied: "I should love it dearly."

Gordon immediately asked if would motor up with him on the following Saturday to hunt for a "little

We found a charming old farmyour kindness." house, nestling in an apple orchard. with beautiful old trees and a magnificent view of hills and country My enthusiasm amused Gordon, who you are satisfied we'll buy it. And you are to design every inch to suit has refused to permit telephone operyourself."

Here was the very spot I had always dreamed of, and I explained to Gordon how a wing could be added at each end of the original homestead, which was so perfect that it must re-Don't call it Generosity until it Costs on Some instances of which we wot they also serve who only stand and painted a snowy white with turquoise knock.—Los Angeles Times. shingles. There were to be window boxes filled with pink geraniums and somewhere there had to be great quantities of blue hydrangeas. It was all to be very simple and cheerful. "How happy we will be," thought I. We discussed every detail and Gor- recently patented can be increased by said Mr. Jarr.

don said, "Constance, you are a wonraising a set of pigeon holes at the der. What would I do without you?" back, the attachment being lowered ain't I the boss? Besides, it's awfully Many men would have wanted for security when not in use. things done to please thennelves, but Recent semi-official figures esti. day. And, all the same, I don't go not Gordon, who believed the home mated they some \$ 500 nome. Love is what makes you like to hear Gordon and I had innumerable hickes in the United Kingdoth were I did let in that old feller what lives

## The Jarr Family By Roy L. McCardell

ED CROSS subscriptions I got and Liberty Bonds I got, and now I got an afferdavit don't pay for it. And then he dances against me!" remarked Gus proudly. "By gollies! Mit all them important Dugan, the cop, wouldn't have come docterments, it is a safely depositing broker, had al- For what woman would grudge time box I should have to keep them in!" ways been very and effort given to the building of a He handed over what he termed wonderful to me, nest for herself and the man she "the afferdavit," and Mr. Jarr saw it

loved? And as our home neared was a summons to court. "Gus, you are like the laughing completion Gordon fell more deeply in hyena, in that I don't know what you At last the carpenters, plumbers have to laugh about in this docuexpression of and painters departed. Flowers and ment," remarked Mr. Jarr.

"Ha, ain't I been worrying for not love. But I gaged caretakers. The furnishings weeks and weeks that I am going to adored him any- were sent up and I placed the things. get it? And now I got it and I way, for no other Love radiated from every nook and don't have to worry any more, do I?" asked Gus. "Ha, I could laugh my "Gordon will propose, and we will eyes out now!"

"As I said, I don't see anything laughable in it," persisted Mr. Jarr. "Oh, you don't, hey?" replied Gus. "Vell, why should you? It sin't your ing tea under the apple trees. I re- afferdavit. But you ain't been wor Meyer Hylan said the lid was going remarked Mr. Jarr. a bad wedding present for a big lan'

"Mayor Hylan," corrected Mr

"Sure," said Gus, "but when I am excited I can't say the word 'Mayor,' I got to say the word 'Meyer,' because I got a brother named Meyer. Newest Things And now I got it I am a heppy fel-

"I see," said Mr. Jarr. "You are like a lot of other people who worry The National Department of Health | before the thing to worry you occurs, and then you never trouble trouble atter trouble troubles you." news?

"Yes, and there is a good joke in it. too," replied Gus. "It's going to cost plain, so he simply remarked that he quickly. "I think too highly of my me money for a lawyer, and I got the didn't see what Gus had to laugh King." money and told my wife Lena she about. for selling on Sunday. Now laugh!" "You didn't have to let people Working'?"

The capacity of a flat top office deak in your place on Sunday, you know," "Yes, I know," replied Gus. "But ignesome in a liquor store on Sun-

out and ask people to come in. But

body inside because he is afraid he'l got, and Thrift Stamps I have to treat. Then when he gets in alone he orders a pint of wine and

and sings and hollers he's a wildcat.

in and give me the afferdavit if that old feller badn't been so noisy." "What do you let a stingy old pest like that in for, then?" asked Mr.

"How can I keep him out when he's a rich old feller? He's got a them wiclate the law with you, because they have so much influence that they get you in trouble if you the exercise regulations."

"Well, if you knew you were going into trouble, I don't see where I am entreated that Mary and Elizabeth called on to sympathize with you,"

choy how my wife Lena is going to crown for nine days, but the people Fairer far than this fair day, feel when she roasts me so I will give rallied around Mary and proclaimed Which, like thee, to those in sorrow her money for a new dress and a new hat, so the peace in the fambly won't be disturbed. And then I can tell her I got a fine to pay and can't lend her any money."

ing in your family affairs, even to the extent of being informed of your wife's chagrin," replied Mr. Jarr. "She won't grin," said Gus. "You needn't worry that she'll grin! When did she grin when she got bad

Mr. Jarr saw it was useless to ex-

could have it, and now she won't get "I got it a joke to laugh about," reit. I'll wait till she is reasting me marked Gus. "I know now how I about something, and then I'll say: can keep that rich, stingy, old feller 'Ha! Don't enchoy yourself so much out of my place on Sunday without The best ain't yet to come. I got an insulting him and getting in a jam afferdavit to go to court and pay a mit afferdavits besides. You know fine for wiciating the Exercise Law them eigns they put on the subway cars sometimes, 'Side Doors Not

Mr. Jarr nodded. "Well," said Gus, "watch me get one and hang it out next Sunday!

FIRST LAKE STEAMBOAT.

# What Every Woman Thinks

By Helen Rowland

"A Husband Around the House Is a Kindergarten and a Menagerie and an Orphan Asylum and a Contin-

uous Vaudeville-All in One" OW strange and desolate and lonely the house seems! It is as though some one had died-

> Except that there are no flowers. For HE has gone back to the office to-day, After a whole week's vacation!

The cook is in bed with a sick headache, the house looks as though the Germans had just passed through it, the cat has come out from under the divan for the first time in days.

And I am sitting here amid the wreckage, Mournfully mending his smoking jacket-and actually MISSING him!

Dear boy! It seems SO strange not to hear his

Demanding "something to EAT"-

Not to have him pawing around the icebox and upsetting the cream, Or digging through all the old trunks in the attic in search of something that has not been seen around the house for years, Or insisting on "fixing something," And scattering tools and paint and sawdust all over the rugs,

And hammering his thumb and having to be bandaged and soothed and

nursed back to life, Or burning holes in the curtains, or turning over the tabourette, er looking for something that he has "lost,

Or "instructing" the cook and "advising" the gardener In what he calls "the useless effort to establish some SYSTEM in the

way this joint is run."

Or treading on the cat's tail. Or standing cheerfully in the exact spot where you want to sweep,

Or taking the clock or the ice-cream freezer to pieces, And putting it together again-so that it won't run!

It seems SO strange, I say-For a baby around the house MAY be put to sleep occasionally. And a pet poodle around the house may amuse itself for hours without having to be watched,

But a HUSBAND around the house for a whole week

Is a kindergarten and a menagerie and an orphan asylum and a comtinuous vaudeville-all in ONE! And yet,

What would "home" BE without him?

With nobody around to upset things, or lose things, or blame for things, With nobody to consult, or argue with, or worry over, or brag about. With nobody to open a refractory window, or paint the piazza, or mend

the garden hose, or track mud through the halls, With nobody to kiss, or to scold, or to fuss over?

Ah me!

I don't suppose there is any use Trying to find that PERFECT, happy medium between a riot and a mausoleum,

Between a storm and a dead calm. In this world of matrimony-and compromises!

Do you?

## Who Is Your Namesake?

Famous Characters in History and Fiction Who Have Borne the Same Given Name as Yours.

By Mary Ethel McAuley Convright, 1918, by The Press Publishing Co. (The New York Evening World).

THE most famous Jane in the his-tory of the world is Lady Jane nine-day Queen for the moment, some Grey, and her story is very sad, clamored for her death, and she was being all the more brought to the scaffold. She was pathetic because seventeen years old.

f her own, but through the faults

raise his own fam-Lady Jane Gres. ily to the throne of England. As a part of his scheme he married his son to Lady Jane Grey. an attractive, accomplished young million, and he hangs you up and girl, and a grand niece of Henry VIII., never pays you. But you got to let and he persuaded Edward, the King. name Jane as his successor in preferwith them law enforcing societies ence to Princesses Mary and Elizadon't let them come in and wiciate death Mary and Elizabeth escaped. cure them. Jane had heard nothing

should not be deprived of their birthemarked Mr. Jarr.

"I don't want you to sympathize do nothing against so many and she star. One of Shelley's poems is "an investment of the sympathize do nothing against so many and she star. One of Shelley's poems is "an investment of the sympathize do nothing against so many and she star. One of Shelley's poems is "an investment of the sympathize do nothing against so many and she star. One of Shelley's poems is "an investment of the sympathize do nothing against so many and she star. One of Shelley's poems is "an investment of the sympathize do nothing against so many and she star. One of Shelley's poems is "an investment of the sympathize do nothing against so many and she star. One of Shelley's poems is "an investment of the sympathize do nothing against so many and she star. One of Shelley's poems is "an investment of the sympathize do nothing against so many and she star. One of Shelley's poems is "an investment of the sympathize do nothing against so many and she star. One of Shelley's poems is "an investment of the sympathize do nothing against so many and she star. One of Shelley's poems is "an investment of the sympathize do nothing against so many and she star. One of Shelley's poems is "an investment of the sympathize do nothing against so many and she star. One of Shelley's poems is "an investment of the sympathize do nothing against so many and she star. One of Shelley's poems is "an investment of the sympathize do nothing against so many and she star. One of Shelley's poems is "an investment of the sympathize do nothing against so many and she star. One of Shelley's poems is "an investment of the sympathize do nothing against so many and she star." "I am sure if you approve," said to be on Sundays. But now I get the "I don't want you to sympathize do nothing agreem. Jane wore the low tailon to Jane"... was crowned Queen. Jane wore the low tailon to Jane"... was crowned Queen. Jane wore the "Best and Brightest come way. The green for the people Fairer for the ble cole way.

others were executed, and although

her hard fate came through no fault Henry VIII., whom he married on the

day after Anne Boleyn was executed. Jane Shore was the favorite of King and ambitions of Edward IV., but that was not the others. The great remarkable part of her career, which ambition of the began after Edward died. Two plays Duke of Northum- have been written from the life of erland was to Jane Shore.

Jane Austen was born in Hampshire in 1775. Her best known works are "Pride and Prejudice" and "Sense and Sensibility."

Jane Austin Goodwin is an American writer, and has been called the story-teller of the Pilgrims, for most who was rapidly failing in health, to of her stories are about the Pilgrim Fathers, of whom she is a descendant.

Jane Porter, the author of "Scottish Chiefs" and "Thaddeus of Warsaw," some of a very talented family. Her sister was the first to publish a book called "Artlers Tales," followed by to get into trouble on account of a of the scheme to make her Queen, and many others, and her brother Robert man like that, and as you seem to be when it was revealed to her she was gained much fame as a painter. Jane perfectly satisfied now you have got filled with grief and dismay, and she never married, but traveled exten-

her the Queen. Northumberland and Comes to bid a sweet good-morrow

### Good War Stories of the Day "Please excuse me from participat- THOUGHT TOO HIGHLY OF BOTH

N a road in Belgium a German ass, and addressed him in heavy jovial fashion as follows: "That's a fine jackass you have, my before going off duty asked:

son. What do you call it? Albert, 1 "Oh, no, officer." the boy replied

The German scowled and returned: I hope you don't dare to call it Will-

"Oh, no, officer. I think too highly of my jackass."-Paris Liberte.

TIT FOR TAT. HE first Tommy was ruddy of

countenance, with a huge beard on the village street. of the hue politely known as

The second was smooth-shaven. useter have a beard like that till I saw meself in the glass. Then I cut it off."

E was a young subaltern. One officer met a boy leading a jack- evening the sister in the hospital had just finished making him comfortable for the night, and

> "Is there anything that I can do for you before I leave?" Dear little two stars replied: "Well, yes. I should like very much to be

kissed good night." Sister rustled over to the door.

"Just wait till I call the orderly," she said, "he does all the rough work here."—London Opinion.

TERROR IN HIS VOICE.

TER son had enlisted, and she was a proud old woman as she harangued a knot of friends "Jarge niways done 'is duty by me,

"Jarge always done is duty by me, 'e did, and now 'e's doint 'is duty by king and country," she said, "I fee, right down sorry for them Germans to think of 'im goin' into battle wit 'is rifle in 'is 'and and 'it's a Lonar's Wa, to Tipperary' on 'is lipe," DON. distance below Buffalo, i. 1 100 years he returned gently. "I useter have a their cruelties?"

Why, to Tipperary on its lips, "Poor Germans, indeed!" exclaimed one of the audience. "Pitr's water one of the audience."

Why is Tipperary on its lips," the control of the audience. "Pitr's water one of the audience. "Pitr's water one of the audience. "Pitr's water one of the audience."